

TO
LET



The Common, South Normanton, Alferton, Derbyshire DE55 2EN

£750 pcm

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J28 Sales & Lettings

PROPERTY SUMMARY

2 BEDROOM SEMI-DETACHED HOME - AVAILABLE FOR LET

Discover the charm and convenience of this delightful 2-bedroom, 1-bathroom semi-detached house located in the welcoming community of South Normanton. Boasting a spacious lounge and kitchen/diner, this property offers flexible living space ideal for entertaining and family life. The well-appointed kitchen leads to the utility room which in turn opens onto a private rear garden, perfect for entertaining, summer dining or relaxing outdoors. Upstairs you will find two generously sized bedrooms, each featuring ample natural light and a modern family bathroom.

Situated in a sought-after residential area close to local schools, shops, and transport links, this home is ideal for couples, young families, or those looking to downsize without compromise.



ROOM DESCRIPTIONS

Lounge

Accessed via a uPVC door from the front elevation. Carpet flooring, radiator, pendant light, wall mounted electric fire and uPVC window to front elevation. Door leading to kitchen.

Kitchen/Diner

Fitted with modern wall and base units incorporating roll edge work surface. Double gas oven with grill and 8 ring gas hob having extractor fan over. Ceramic tiled flooring, radiator, pendant light and uPVC window to side elevation. Open access to utility room and door leading to stairs.

Utility Room

Fitted with modern wall and base units incorporating roll edge work surface with circular stainless steel sink with mixer tap. Space and plumbing for washing machine and dishwasher. Wall mounted boiler. UPVC window and obscure door to side elevations with patio doors leading to rear garden.

Stairs & Landing

Carpet flooring, pendant light and uPVC window to side elevation.

Bedroom One

Carpet flooring, radiator, pendant light and uPVC window to rear elevation. Benefitting from a built in cupboard providing extra storage.

Bedroom Two

Carpet flooring, radiator, pendant light and uPVC window to front elevation.

Family Bathroom

Fitted with a white four piece suite comprising a low flush WC, hand wash basin having mixer tap and bidet. The panel bath has a glass screen and mains fed shower over. Cushioned vinyl flooring, part tiled walls, radiator, ceiling light and obscure uPVC window to front elevation.

Outside

The rear garden can be accessed via a gated, shared entry or from the utility room. It is fully enclosed and is mainly laid to lawn with a slabbed patio area to relax or entertain.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (68)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



